



Newberry Tully



8 Steyne Close, Crooked Lane, Seaford, East Sussex, BN25 1QD

A ground floor two bedroom flat located in this purpose built block within walking distance to the town centre and seafront.

£225,000 Leasehold

Newberry Tully - Independent Estate Agents

53 Church Street, Seaford, East Sussex, BN25 1LD

Get in touch: 01323 490001 | [info@newberrytully.co.uk](mailto:info@newberrytully.co.uk) | [newberrytully.co.uk](http://newberrytully.co.uk)



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GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- Ground floor flat
- Two bedrooms
- Gas central heating
- Upvc double glazing
- Spacious lounge with balcony
- Walking distance to the town centre
- Close to the seafront
- No onward chain



## GROUND FLOOR

**Communal Entrance Hall** - Wide keyless electronic door with secure level access from one side of the building. The keyless door entry makes it far easier to navigate the entrance for someone with mobility issues. Door to flat 8.

**Hall** - Built in storage cupboard next to the front door. Further built in cupboard..

**Lounge/Dining Room** - about 18'10 x 12'0 (5.74m x 3.66m) Dual aspect room with patio doors opening to a balcony area.

**Kitchen** - about 9'3 x 8'11 (2.82m x 2.72m) Fitted with a range of matching units comprising wall cupboards and worktops with cupboards and drawers below. Space for cooker. Inset stainless steel one and a half bowl sink with double drainer. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted Vaillant gas boiler. Built in pantry cupboard.

**Bedroom One** - about 14'2 x 11'4 (4.32m x 3.45m) Built in wardrobes.

**Bedroom Two** - about 10'11 x 9'11 (3.33m x 3.02m) Built in wardrobes.

**Shower Room** - about 8'0 x 5'7 (2.44m x 1.70m) Configured as a wet room with easy access wide sliding door and non slip flooring. Shower area with wall mounted Mira shower unit. White wash basin and WC. Heated chrome towel rail. This room was completely renovated in Feb 2020 as a wet room with a folding shower seat with folding armrests, shower hand rails, a water pump for drainage, an extractor fan and toilet hand rails along with a sliding door to accommodate a zimmer frame or wheelchair.

## EXTERIOR

**Outside** - Communal gardens surround Steyne Close.

## ADDITIONAL INFORMATION

Council tax band: C

Lease: Expires 25th March 2109

Service Charge: £1,676.82 per 6 months (31st March 2025 - 29th Sept 2025)

Ground Rent: £100 per year



















Stephen Newberry



Newberry Tully



Andrew Tully



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